Not For Legal Use

32863

11888PG651

1 2

RECEIVED
$ 360
REAL ESTATE
APR 15 1998
TRANSFER TAX
SUFFOLK
COUNTY

32863

3

RECORDED
APR 15 12 15 PM '98
EDWARD P. ROMAINE
COUNTY CLERK
SUFFOLK COUNTY

Number of pages 3

TORRENS

Serial #

Certificate #

Prior Ctf. #

Deed / Mortgage Instrument	Deed / Mortgage Tax Stamp	Recording / Filing Stamps

4 FEES

Page / Filing Fee	9 .	Mortgage Amt.	.
Handling	5 .	1. Basic Tax	.
TP-584	5 .	2. Additional Tax	.
Notation	.	Sub Total	.
EA-5217 (County)	5 .	Spec./Assit. or Spec./Add.	.
EA-5217 (State)	25 .	TOT. MTG. TAX	.
R.P.T.S.A.	.	Dual Town ___ Dual County ___ Held for Apportionment ___	
Comm. of Ed.	5 . 00	Transfer Tax	360 .
Affidavit	.	Mansion Tax	.
Certified Copy	.		
Reg. Copy	.		
Other	.		
Sub Total	45 -		
GRAND TOTAL	69 -		

The property covered by this mortgage is or will be improved by a one or two family dwelling only.
YES ✓ or NO ___
If NO, see appropriate tax clause on page # ___ of this instrument.

5 Real Property Tax Service Agency Verification

SUFFOLK COUNTY REAL PROPERTY TAX SERVICE AGENCY

	Dist.	Section	Block	Lot
Stamp	0200	073.00	02.00	023.000
Date 4/13/98				
Initials CS				

6 Title Company Information

Fidelity National Title
Company Name

FRT 15136 70
Title Number

Karen M. Caggiano, Esq.
195 Eastwood Rd.
Selden NY 11767

7 RECORD & RETURN TO (ADDRESS)

8 FEE PAID BY:
Cash ___ Check ___ Charge ___
Payer same as R & R ___ (or if different)
NAME: Fidelity National Title
ADDRESS: 1149 Old Country Road
Riverhead, NY 11901

9 Suffolk County Recording & Endorsement Page

This page forms part of the attached Deed made by:
(SPECIFY TYPE OF INSTRUMENT)

Catherine Sommariello and
Lillian Sommariello

TO

Timothy E. Freeman

The premises herein is situated in
SUFFOLK COUNTY, NEW YORK.

In the Township of Riverhead

In the VILLAGE or HAMLET of Aquebogue

BOXES 5 THRU 9 MUST BE TYPED OR PRINTED IN BLACK INK ONLY PRIOR TO RECORDING OR FILING.

12-0104.2/96Rev

Not For Legal Use

Stratford N.Y. Form 8002 20M - Bargain and Sale Deed with Covenants against Grantor's Acts Individual or Corporation (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 7 day of April, nineteen hundred and ninety-eight

BETWEEN **ANTONIO TOMMOLILLO and LILIANA TOMMOLILLO, his wife**
both residing at:
432 8th Street
Palisade Park, New Jersey 07650

Not For Legal Use

party of the first part, and

TIMOTHY FREEMAN residing at:
65 Stratford Street
Mastic, New York 11950

Not For Legal Use

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

Not For Legal Use

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being ~~in~~ at Mastic in the Township of Brookhaven, County of Suffolk and State of New York, known and designated as Lot No. 2594 as shown on a certan map entitled, "Map of Mastic Acres, Unit 5" made by Peter J. Van Weele, Surveyor, Oakdale, New York, dated September 21, 1945, and filed in the Office of the Clerk of the County of Suffolk on January 9, 1946, as Map No. 1465, and being more particulary bounded and described as follows:

Not For Legal Use

BEGINNING at a point on the easterly side of Strafford Street, (50 foot wide) distant 50.37 feet northerly from the corner formed by the intersection of the easterly side of Strafford Street with the northerly side of Meadowmere Avenue;

RUNNING THENCE along the easterly side of Strafford Street, North 1 degree 52 minutes 10 seconds East, 67.00 feet;

THENCE South 88 degrees 07 minutes 50 seconds East, 162.50 feet;

THENCE South 1 degree 52 minutes 10 seconds West, 67.00 feet;

THENCE North 88 degrees 07 minutes 50 seconds West, 162.50 feet to the easterly side of Strafford Street, at a point or place of BEGINNING.

Being and intended to be the same premises conveyed to
Antonio Tommolillo and Liliana Tommolillo by deed dated 5/1/95
recorded 5/19/95 in Liber 11837 page 165.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF: Linda S Morrison

Antonio Tommolillo
ANTONIO TOMMOLILLO

Liliana Tommolillo
LILLIAN TOMMOLILLO

Not For Legal Use

11888 651

STATE OF NEW YORK, COUNTY OF Suffolk SS:

On the 7 day of August 1998, before me personally came

ANTONIO TOMMOLILLO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that HE executed the same

Marianne Furchak
NOTARY PUBLIC
MARIANNE FURCHAK
Notary Public, State of New York
No. 52-4919920 - Suffolk County
Commission Expires March 30, 19 99

STATE OF NEW YORK, COUNTY OF Suffolk SS:

On the 7 day of August 1998, before me personally came

LILLIAN TOMMOLILLO

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that SHE executed the same.

Marianne Furchak
NOTARY PUBLIC
MARIANNE FURCHAK
Notary Public, State of New York
No. 52-4919920 - Suffolk County
Commission Expires March 30, 19 99

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF SS:

On the day of 19 , before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows
to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Not For Legal Use
Not For Legal Use
Not For Legal Use
Not For Legal Use

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

TOMMOLILLO

TO

FREEMAN

SECTION

BLOCK

LOT

COUNTY OR TOWN

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS

Distributed by

CHICAGO TITLE INSURANCE COMPANY

Recorded at Request of
CHICAGO TITLE INSURANCE COMPANY

Return by Mail to

Karen Caggiano, Esq.
198 Crestwood Drive
Shirley, New York 11967

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE